
| EASEMENT
| Collin COUNTY
| Texas STATE

QUITCLAIM EASEMENT FOR ROADWAY PURPOSES (42-1 RE)

This Quitclaim Easement for Roadway Purposes (42-1 RE) ("Easement"), is made on the 17th day of January 2022, by and between **THE KANSAS CITY SOUTHERN RAILWAY COMPANY**, a Missouri corporation ("**GRANTOR**"), and **COLLIN COUNTY**, a Texas governmental entity and the **CITY OF WYLIE, TEXAS**, a Texas home rule municipality (together, "**GRANTEE**").

After recording mail to:

The Kansas City Southern Railway Company
Attn: Shawn Mindrup, Director – Real Estate
The Kansas City Southern Railway Co.
427 W. 12th Street
Kansas City, Missouri 64105-1403

WITNESSETH:

Witnesseth, that **GRANTOR**, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD VALUABLE CONSIDERATION, to it paid by the **GRANTEE**, the receipt of which is hereby acknowledged, does by these presents, REMISE, RELEASE and QUIT CLAIM AN EASEMENT FOR ROADWAY PURPOSES, unto the said **GRANTEE**, said Easement being located in the tracts or parcel of land, lying, and being situated in Collin County, Texas, and more fully described and depicted on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said easement with all the rights, privileges and appurtenances thereto belonging or in any way appertaining unto the **GRANTEE**, for so long as **GRANTEE** shall maintain a public roadway and bridge structure on said Easement.

GRANTEE, its successors and assigns may, subject to the terms of a Grade Crossing Overpass Construction Agreement between **GRANTOR** and **GRANTEE** dated _____, 2022, construct and maintain a roadway and bridge structure to **GRANTEE'S** satisfaction.

Said Easement shall run with the land and shall be binding upon the **GRANTOR**, and its representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties have executed this Easement as of the date first above written.

GRANTEE: Collin County, Texas

By: _____

(Title)

ACKNOWLEDGEMENT

State of Texas)
) SS.
County of Collin)

On this _____ day of _____, 2022, before me a Notary Public, appeared _____ to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described herein who executed the foregoing instrument, and acknowledged that he is the _____ of **Collin County, Texas**, and that he executed the same on behalf of said County, and by authority thereof and acknowledged said instrument to be the free act and deed of **Collin County, Texas**, for the purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission Expires: _____ Notary Public _____

EXHIBIT A
ROADWAY EASEMENT DESCRIPTION FOR
PARK BOULEVARD
PARCEL 42-1
1.67 ACRES (72,883 SQUARE FEET)

BEING 72,883 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 22.123 acre tract of land described in Warranty Deed to The Kansas City Southern Railway Company, recorded in Volume 4421, Page 1929 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch found iron rod with "illegible" cap for the east corner of Lot 51, Block B of Wylie Lakes, Phase 1A, an addition to the City of Wylie, Collin County, Texas, recorded in Volume 2007, Page 36 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and the south corner of a called 3.578 acre tract of land described as "Tract 2" in Special Warranty Deed to TAAS Investments, LLC, recorded in Instrument Number 20190515000545050 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said corner being on the northwest line of said 22.123 acre tract;

THENCE North 51 degrees 43 minutes 48 seconds East, with the northwest line of said 22.123 acre tract and the southeast line of said 3.578 acre tract, a distance of 240.01 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for the **POINT OF BEGINNING**;

THENCE North 51 degrees 43 minutes 48 seconds East, continuing with said northwest and southeast lines, a distance of 120.29 feet to a 1/2-inch set iron rod with HALFF cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 2,940.00 feet whose chord bears South 43 degrees 06 minutes 07 seconds East, a distance of 84.33 feet;

THENCE over and across said 22.123 acre tract, the following bearings and distances:

Southeasterly, departing said southeast line and with said curve, through a central angle of 01 degree 38 minutes 37 seconds, an arc distance of 84.33 feet to a 1/2-inch set iron rod with blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with ESMT cap") for corner;

South 43 degrees 55 minutes 26 seconds East, a distance of 22.50 feet to a 1/2-inch set iron rod with ESMT cap for corner;

South 57 degrees 25 minutes 10 seconds East, a distance of 257.10 feet to a 1/2-inch set iron rod with ESMT cap for corner;

South 43 degrees 55 minutes 26 seconds East, a distance of 51.75 feet to a 1/2-inch set iron rod with ESMT cap for corner;

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South 16 degrees 23 minutes 40 seconds West, a distance of 69.06 feet to a 1/2-inch set iron rod with ESMT cap for corner;

South 61 degrees 23 minutes 40 seconds West, a distance of 181.45 feet to a 1/2-inch set iron rod with ESMT cap for corner;

North 43 degrees 55 minutes 26 seconds West, a distance of 38.01 feet to a 1/2-inch set iron rod with ESMT cap for corner;

North 31 degrees 30 minutes 59 seconds West, a distance of 255.98 feet to a 1/2-inch set iron rod with ESMT cap for corner;

North 43 degrees 55 minutes 26 seconds West, a distance of 22.50 feet to a 1/2-inch set iron rod with ESMT cap for the point of curvature of a non-tangent circular curve to the right, having a radius of 3,060.00 feet whose chord bears North 43 degrees 03 minutes 43 seconds West, a distance of 92.06 feet;

Northwesterly, with said curve, through a central angle of 01 degree 43 minutes 26 seconds, an arc distance of 92.06 feet to a 1/2-inch set iron rod with ESMT cap for corner;

North 42 degrees 12 minutes 00 seconds West, a distance of 4.12 feet to the **POINT OF BEGINNING AND CONTAINING** 72,883 square feet (1.67 acre) of land, more or less.

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NOTES:

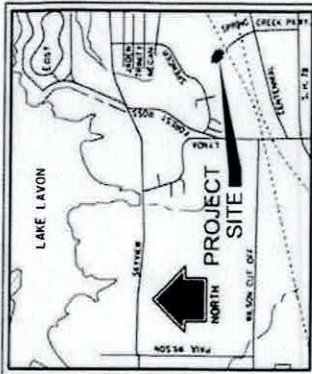
1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. J. Suthan

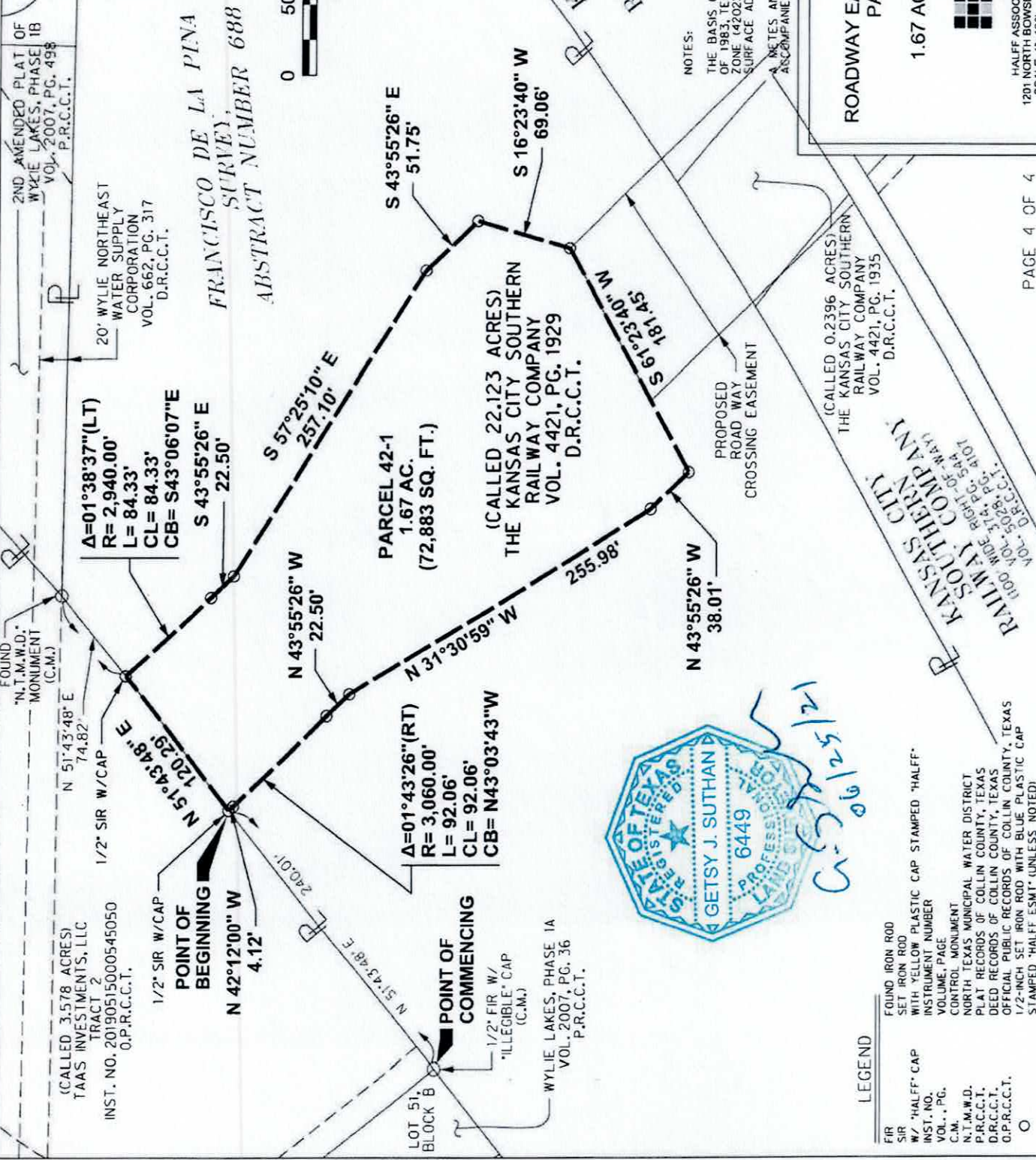
06/25/21

Getsy J. Suthan, R.P.L.S. Date
Texas Registration No. 6449
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL (214) 346-6200
TBPELS FIRM NO. 10029600





LOCATION MAP
NOT TO SCALE
SCALE: 1"=100'



2ND AMENDED PLAT OF WYDIE LAKES, PHASE 1B VOL. 2007, PG. 498 P.R.C.C.T.
20' WYLIE NORTHEAST WATER SUPPLY CORPORATION VOL. 662, PG. 317 D.R.C.C.T.

FRANCISCO DE LA PINA SURVEY, ABSTRACT NUMBER 688

PARCEL 42-1
1.67 AC.
(72,883 SQ. FT.)
(CALLED 22.123 ACRES)
THE KANSAS CITY SOUTHERN RAILWAY COMPANY
VOL. 4421, PG. 1929
D.R.C.C.T.



Handwritten notes: 12/5/21, C-5706

NOTES:
THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.
METERS AND BOUNDS DESCRIPTION OF EVEN DATE ASCOMPANIES THIS EXHIBIT.

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PARCEL 42-1
1.67 ACRES (72,883 SQ. FT.)



PREPARED BY
HALFF
TIPELS FIRM NO. 1002960
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75084-2275
SCALE: 1"=100' (214)346-6200 AVO. 35192 MAY 2021

LEGEND

FIR	FOUND IRON ROD
W/	W/ 'HALFF' CAP
INST. NO.	INST. NO.
VOL., PG.	VOLUME, PAGE
C.M.	CONTROL MONUMENT
N.T.M.W.D.	NORTH TEXAS MUNICIPAL WATER DISTRICT
P.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
○	1/2-INCH SET IRON ROD WITH BLUE PLASTIC CAP STAMPED 'HALFF ESMT' (UNLESS NOTED)